

**SITE LOCATION:** 2527 Pelham Drive**AGENDA ITEM: II.g****LANDMARK:** R.L. Jolley House**HPO File No. 140209****Owner:** Susan Elizabeth Taylor**Applicant:** Same as owner**Date Application Accepted:** 1/29/2014**90-day Waiver:** 04/29/2014**SITE INFORMATION:**

Lot 2, Block 40, River Oaks Subdivision, Section 1, City of Houston, Harris County, Texas. The site includes a 2,280 square foot brick residence situated on a 9,550 square foot lot.

**TYPE OF APPROVAL REQUESTED: Alteration - Rear Addition.**

The applicant proposes to construct a rear 940 square foot addition to the landmark structure. The exterior of the existing historic structure will not be altered with the exception of the 9' section of rear wall where the addition is being connected.

**Project Details:**

- **Shape / Mass:** The historic residence is approximately 54' wide by 24' deep. The addition will connect to the rear of the east bay and measure 14'-10" wide by 44' deep. The ridge peak of the historic residence is approximately 30' and the proposed addition ridge peak is 25'-10". The addition eave height will match the existing eave height.
- **Setbacks:** The addition will be setback 10' from the east property line; matching the setback of the residence.
- **Roof:** The addition will feature a hip roof with a pitch matching the existing structure.
- **Exterior Materials:** The addition will be clad in brick to match the existing structure.
- **Window / Doors:** The addition will feature wood double-hung 12-lite windows to match the existing structure.
- **Foundation:** The addition foundation will be slab on grade.

**Elevation Details:**

- **North Elevation (front facing Pelham):** No alterations are proposed to the front elevation of the residence.
- **East Elevation (facing side property line):** The addition will be connected to the east bay of the residence by a 6' wide by 6' deep "hyphen", set in approximately 4' from the east wall of the residence. The addition will feature no fenestration details at this elevation. The rear of the addition will feature a single story inset patio. The visibility of the addition will be minimal from the public right-of-way.
- **West & South Elevations:** Not visible from the public right-of-way, see drawings for details.

**HISTORY AND SIGNIFICANCE:**

The R. L. Jolley House at 2527 Pelham Drive, designed by architect Hiram Salisbury, was built in 1930 for Russell and Loretto Jolley. Russell Jolley was a prominent engineer and longtime board member of the San Jacinto River Authority. The R. L. Jolley House has distinct Georgian Colonial Revival design elements combined with a large

## CERTIFICATE OF APPROPRIATENESS

**HAHC ACTION:** Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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turret on the primary façade. City Council designated the R.L. Jolley House as a City of Houston Landmark on December 5, 2012.

**PUBLIC COMMENT:**

No public comment received.

**APPROVAL CRITERIA****Sec. 33-241(b). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC **shall approve** an application for an addition to a contributing structure that satisfies the following criteria:

(1) An addition taller than any point of the roof of the structure conforms to the following standards:

- | <b>S</b>                 | <b>D</b>                 | <b>NA</b>                           |     | <b>S - satisfies</b>  | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|--------------------------|--------------------------|-------------------------------------|-----|---|-----------------------------|----------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) | The addition does not encroach into the front half of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade; |                             |                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (b) | The plate height of the addition does not exceed 1.25 times the plate height of the existing structure; and   |                             |                            |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) | The roof of the new addition does not deviate from the roof pitch of the existing structure.  |                             |                            |

**OR**

(2) For new additions that are not taller than any part of the roof of the structure and are adjacent to the sides of the front façade of the existing structure, the new addition conforms to the following standards:

- |                          |                          |                                     |     |   |  |  |
|--------------------------|--------------------------|-------------------------------------|-----|---|--|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) | The addition does not encroach into the front thirty percent of the total depth of the existing structure, measured from the front façade of the existing structure to the farthest point of the rear of the existing structure from the front façade;  |  |  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (b) | The addition is not wider, as measured from the side adjacent to the front façade, than half of the distance that the addition is actually set back from the front facade. For example, if an addition is set back forty percent of the total depth of the existing structure from the front façade, the addition may not be wider than twenty percent of the total length of the existing structure; and |  |  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) | The roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.   |  |  |

**OR**

(3) For new additions that are not taller than any point of the roof of the existing structure and do not encroach past the farthest point of the rear of the existing structure from the front façade, the roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs.

- |                                     |                          |                          |     |   |  |  |
|-------------------------------------|--------------------------|--------------------------|-----|---|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (a) | Addition is not taller than any point of the roof of the existing structure;  |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (b) | Addition does not encroach past the farthest point of the rear of the existing structure from the front façade; and   |  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (c) | Roof of the new addition does not deviate from the roof pitch of the existing structure except for cross gable roofs. |  |  |

(4) **AND** (in addition to b1, b2, or b3):

- |                                     |                          |                          |   |  |  |
|-------------------------------------|--------------------------|--------------------------|---|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | No original building materials are removed from the portion of the structure from the front facade to the addition. |  |  |
|-------------------------------------|--------------------------|--------------------------|---|--|--|

**STAFF RECOMMENDATION: Approval of the COA**

The project has been preliminarily approved by the River Oaks Property Owners Board of Directors; see Attachment A

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**Site Location Map**



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**Current Photographs**



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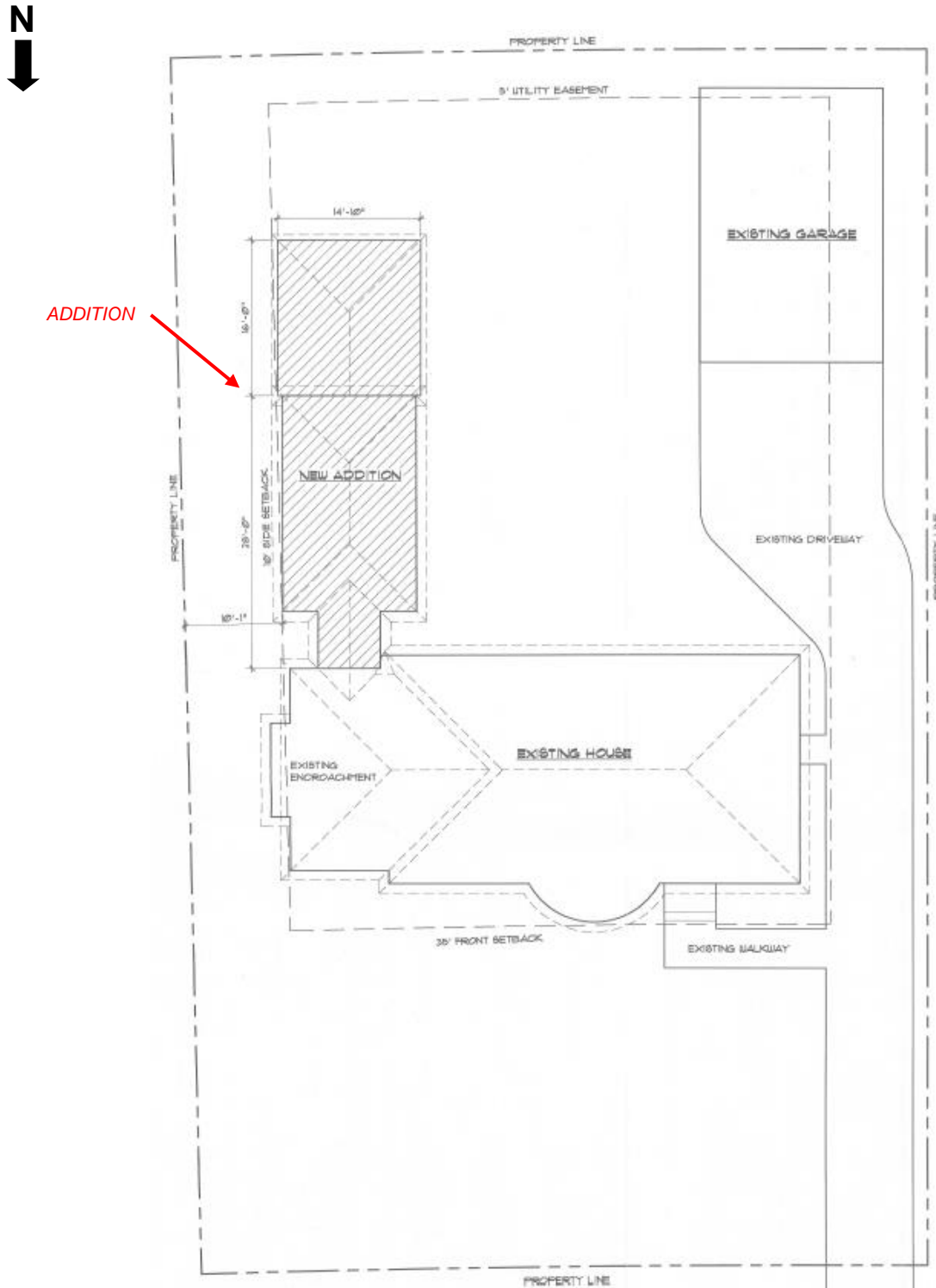
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**Site / Roof Plan**



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**North Elevation (front facing Pelham) – No change**



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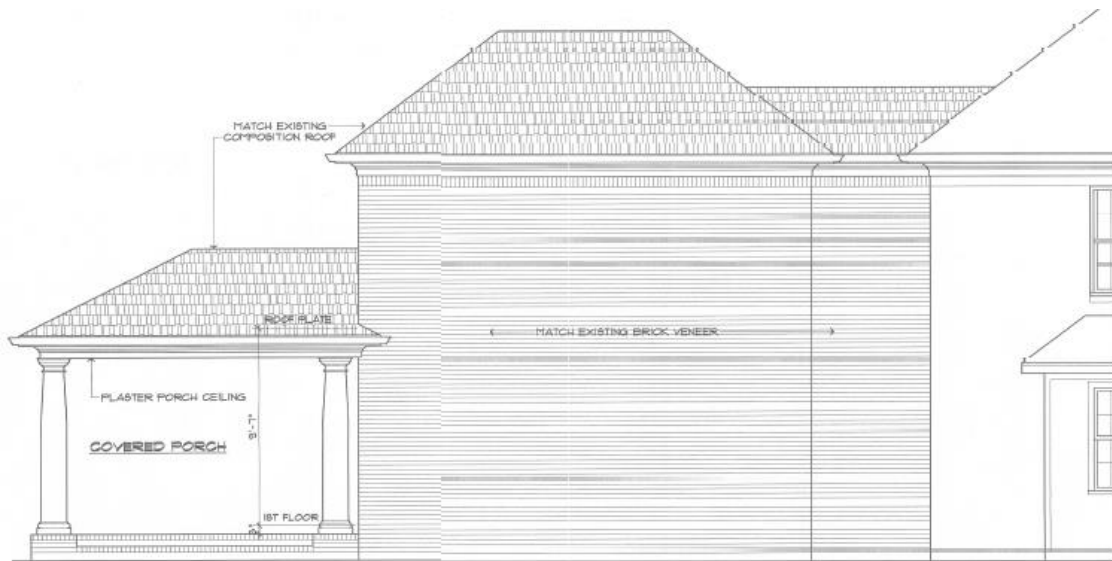
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**East Elevation (facing side property line)**

(Grey indicates addition, existing residence elevation truncated)



**West Elevation (facing side property line)**



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**South Elevation (facing rear property line)**

**Existing**



**Proposed**



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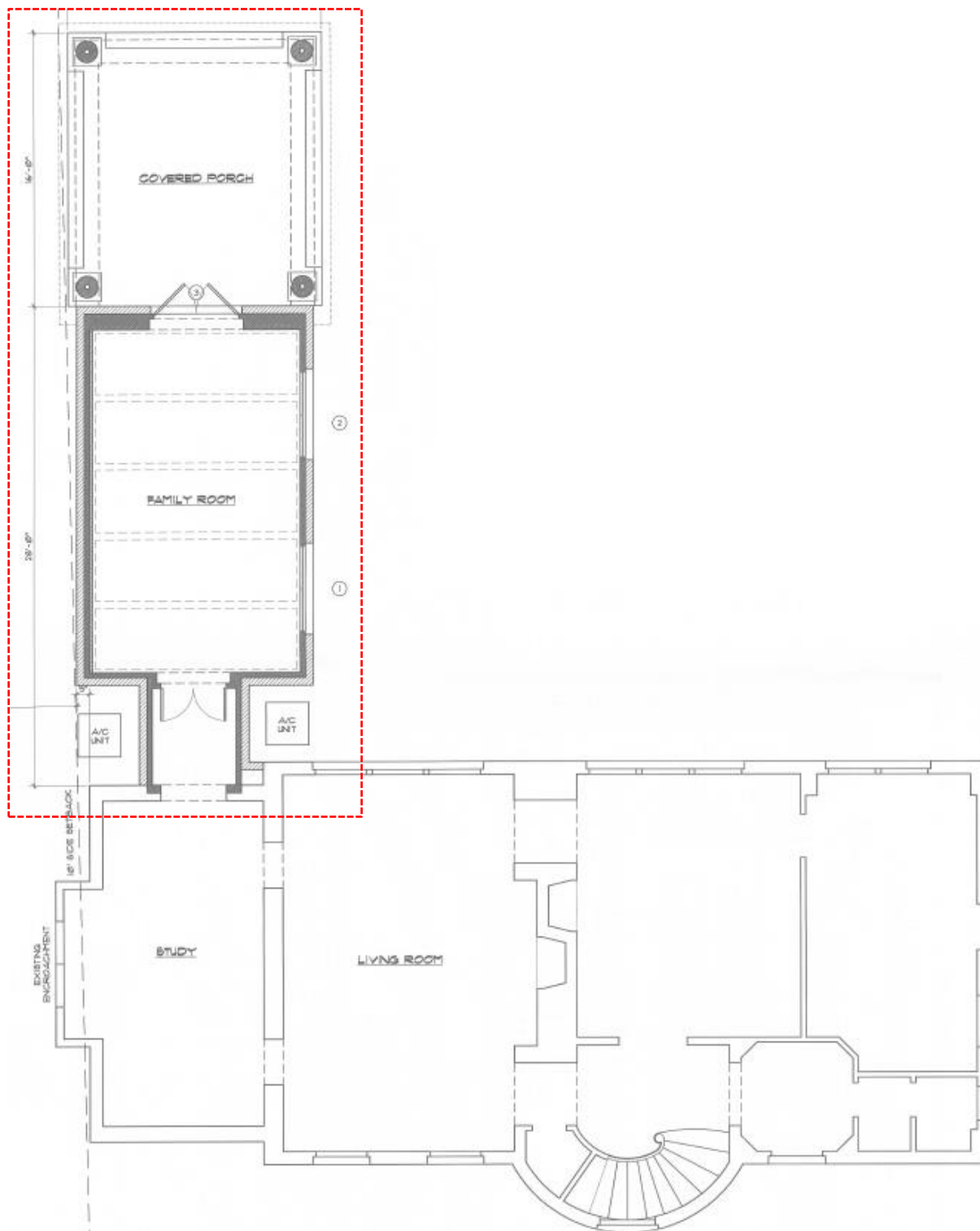
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**First Floor Plan**



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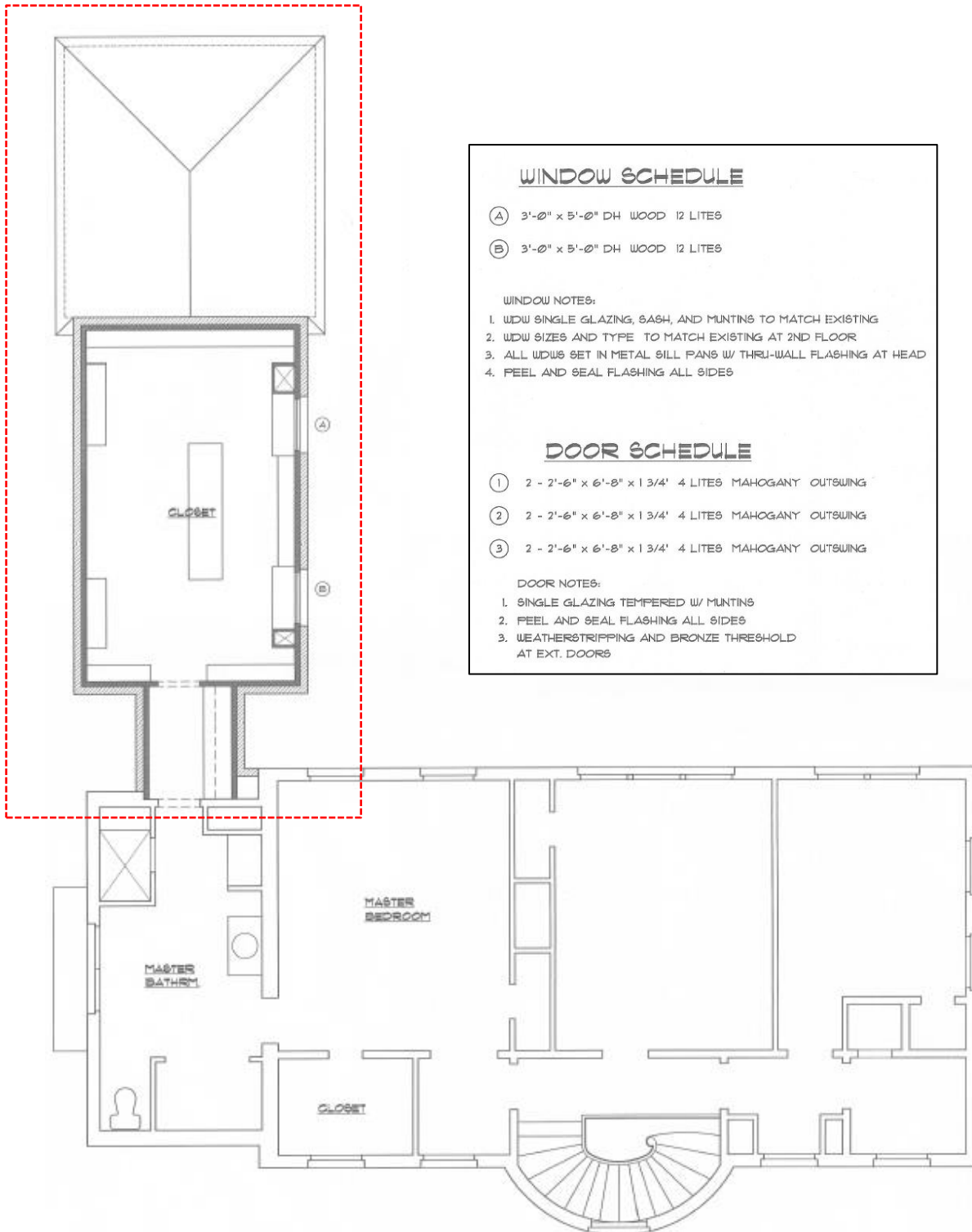
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## Second Floor Plan &amp; Window/Door Schedule



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